



Hall Barn, Swebstone Road, Heather, LE67 2RF

HOWKINS &  
HARRISON  
INCORPORATING ANDREW JOHNSON

## Hall Barn, Swepstone Road Heather, LE67 2RF

Asking Price: £800,000

Hidden away is this delightful Grade II listed family home, set within approximately 1 Acre of gardens and grounds with a separate **Annex** and 1,250 sqft of out buildings. This unique dwelling offers a high degree of privacy and comprises a principle residence with three reception areas and a large hand built dining/kitchen; four bedrooms (one with en-suite); large family bathroom; a separate large one bedroom Annex with open plan living/kitchen; generous double bedroom and shower room with walk in shower unit. Outbuildings including a workshop suitable for conversion to additional accommodation including gymnasium or workspace if required (subject to consents and approvals).

### Location

Heather village has a population just in excess of 1000, first recorded in the Domesday Book in 1086 meaning "the heathland". The village is set approximately 1 mile west of Ibstock, convenient for Sense Park nature reserve and the National Forest. The village has a local 12th century parish church, public house and village shop together with Heather Primary School boasting a 'Good' OFSTED inspection. The village is well served with road links to the A42 motorway corridor and East Midland conurbations beyond.



## Features

- An extremely private Grade II listed four bedroom detached family home with Swithland slate roof in approximately
- 1 Acre of gardens and grounds
- A large separate one bedroom Annex with 21 ft open plan living room
- 1,250 sqft of outbuildings including Barns/Workshop and Double Garage
- A wealth of original features including a large number of exposed timbers and beams
- Three separate reception rooms plus a hand built granite topped dining/kitchen
- Four bedrooms including Master en-suite and Guest bedroom with cloakroom en-suite



## Ground Floor

Twin floor length panel double glazed entrance doors with matching full length side screens lead to the dining hall, featuring a wealth of exposed beams and timbers and enjoying a twin aspect with a further hardwood double glazed French door to the rear courtyard and gardens, this room features a bespoke oak staircase with polished handrail and polished oak flooring. From here a traditional timber framed rustic Suffolk louch door leads to the drawing room, featuring a large Inglenook fireplace with log burner and enjoying a dual aspect with windows to both front and side elevations. From the dining hall a further hallway leads to the snug with a range of bespoke integrated units with concealed TV and media wall, stone flagged floor, floor to ceiling handmade storage cupboards and double glazed French onto the rear enclosed courtyard and patio. The generous dining/kitchen incorporates a range of hand built painted antique pine units set below a combination of polished solid woodblock and granite worktops featuring inset twin enamel bowled sink unit; double oven and concealed appliances, this room also enjoys a dual aspect with double glazed windows overlooking the front gardens, rear courtyard and patio gardens, again featuring exposed beams and a quarry tile floor which carries into the boiler cupboard and also into the separate WC. Linking the rooms to the side is an internal side hall which leads to the large open porch and canopy.

## First Floor

From the dining hall the individual carved staircase with matching balustrade leads to the first floor landing with a feature timber framed double glazed window to the front elevation and exposed ceiling beams, together with original polished oak board flooring. The Master bedroom enjoys a dual aspect again with a wealth of exposed beams and timbers, has built in wardrobes and a unique en-suite cloakroom. The Guest bedroom suite features an entrance lobby with airing cupboard leading to a part vaulted bedroom again with a wealth of exposed beams and built in His and hers wardrobes with a central dresser unit, this bedroom also has the added advantage of a three piece en-suite with Velux roof light overlooking the rear courtyard. The third and fourth bedrooms are located on the rear elevation together with the large family bathroom featuring a four piece traditional Victorian style suite with high level Sanitan WC and matching wash hand basin, a traditional cast iron roll top, clawed bath with brass mixer tap over and quarry tiled threshold and a separate glazed entry Showerlux quadrant cubicle .





## Annex

Located within the rear walled courtyard gardens is a separate Annex accessed via double glazed panel doors to the twin entrance hall, feature exposed brick walls and built in floor to ceiling cloakroom cupboard. The Annex is dominated by a generous open plan living/kitchen featuring a magnificent vaulted ceiling with exposed beams and unique arched window within the exposed brick gable wall, there is a kitchenette with further double glazed windows overlooking the courtyard. The generous double bedroom features recessed downlights and also has the added benefit of a French door leading onto the block brick patio; complementing this superb annex is a well proportioned shower room with frameless glazed entry walk-in shower cubicle.

## Out Buildings

Hall Barn features a substantial brick and slate Barn which would make an ideal workshop or further ancillary accommodation if required (subject to consents and approvals). Complementing the outdoor space is a large double garage with double entrance doors. Ideal for the homemaker alike these traditional outbuildings extend to approximately 1,250 sqft.

## Gardens and Grounds

Set back from the adopted highway and accessed via a well maintained private shared road, the property enjoys twin double gated access through magnificent brick pillars with surrounding garden walls to a sweeping gravel driveway and parking apron which in turn leads to the outbuildings and garage, having a central lawn with established borders and beds, garden store and further lawns leading to the coppice.

To the rear and enjoying a high degree of privacy again within the original walled sections of the old Manor House is courtyard featuring circular garden beds with gravel drive parameter, water pond ideal for Coy Carp or similar, paved and block brick patios with raised beds, a multitude of established shrubs and specimen trees. It is believed that the whole site extends to approximately 1 Acre or thereabouts.





## Viewing

Strictly by prior appointment via the agents, Andrew Johnson & Company. 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council 01530 454545  
Band G

This property is Grade II listed and does not require an EPC



## Howkins and Harrison

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930  
Email ashbyproperty@howkinsandharrison.co.uk  
Web howkinsandharrison.co.uk  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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